

## BUCKTHORN GROVE, MIDDLESBROUGH, TS8 9BF



- ▲ A Beautifully Presented Three Bedroom Three Storey Townhouse
- ▲ Located on the Popular Ladgate Woods Development
- ▲ Move In Condition
- ▲ Spacious Living Room
- ▲ Ground Floor WC
- ▲ Modern Upgraded Fitted Kitchen
- ▲ Private Rear Garden

- ▲ Two Spacious First Floor Bedrooms & Family Bathroom
- ▲ Master Bedroom with En-Suite to the Top Floor
- ▲ Open Views Across the Green to the Front Elevation
- ▲ Off Road Parking for Two Cars
- ▲ Easy Access to James Cook Hospital, Stewart Park & the A174, A19 & A66
- ▲ Early Viewing Advised

**Offers Over £180,000**

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A beautifully presented three storey end terrace townhouse located on the ever popular Ladgate Woods development built by Persimmon Homes. Features include a spacious living room, ground floor WC, upgraded fitted kitchen, two first floor bedrooms along with a family bathroom and to the top floor there is a master bedroom with en-suite shower room. Externally there are open views across the green to the front elevation, two parking space and a private landscaped garden to the rear.

**FITTED KITCHEN - 3.56m x 2.34m (11'8" x 7'8")**

With a modern range of fitted wall and floor units with complementing work surfaces and additional storage. Integrated appliances include an electric oven and electric hob with extractor over. Plumbing for washing machine, space for fridge and freezer, wall mounted additional cupboard space and French doors open to the rear garden.

**GROUND FLOOR**

**ENTRANCE PORCH**

**LIVING ROOM - 3.58m x 4.42m (11'9" x 14'6")**

With under stairs cupboard.

**INNER HALLWAY**

With staircase to the first floor.

**GROUND FLOOR WC - 1.32m x 1.12m (4'4" x 3'8")**

With low level WC and wash hand basin.

**FIRST FLOOR**

**BEDROOM TWO - 3.48m x 2.7m (11'5" x 8'10")**

**BEDROOM THREE - 3.6m x 2.34m (11'10" x 7'8")**

**BATHROOM - 1.7m x 2.41m (5'7" x 7'11")**

Moder suite comprising bath with shower over and screen, low level WC, pedestal wash hand basin and part tiled walls.

**TO VIEW: Tel: 01642 955625**

95 Guisborough Road, Nunthorpe, TS7 0JS

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## SECOND FLOOR

### **LANDING**

With large storage cupboard.

### **MASTER BEDROOM - 5.08m x 2.6m (16'8" x 8'6")**

### **EN-SUITE SHOWER ROOM - 3.33m x 1.47m (10'11" x 4'10")**

White modern suite comprising shower cubicle, low level WC, wash hand basin, chrome heated towel rail and Velux window.

## EXTERNALLY

### **PARKING & GARDEN**

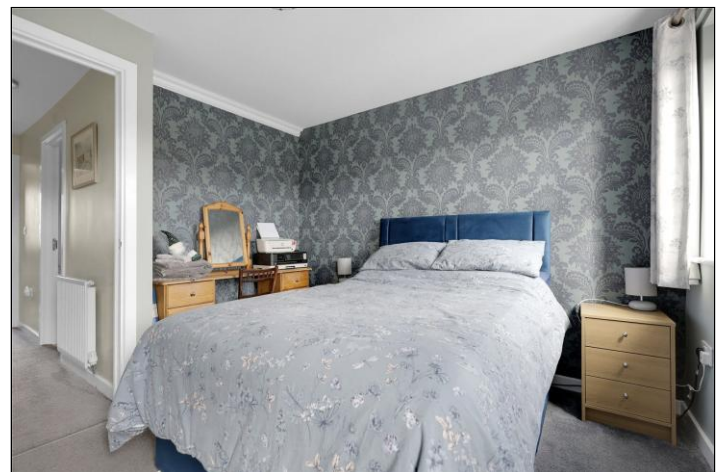
Externally there are open views over the green to the front elevation and two parking spaces. To the rear there is a well-maintained landscaped private garden with lawn, two patio areas and timber shed.

**AGENTS REF:** - DP/LS/NUN250719/10042026

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

Tel: **01642 955625**



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